



**CITY OF SUNNYVALE
REPORT
Planning Commission**

May 24, 2004

SUBJECT: **2004-0301** – Application for a 7,080 square foot site located at **1775 Lark Lane** in an R-0 (Low Density Residential) Zoning District (APN: 316-27-063);

Motion **Design Review** to allow a one-story addition to an existing two-story house for a total of 3,364 square feet resulting in 47% FAR (Floor Area Ratio) where 45% can be considered without Planning Commission review.

REPORT IN BRIEF

Existing Site Conditions Existing one-story single-family home

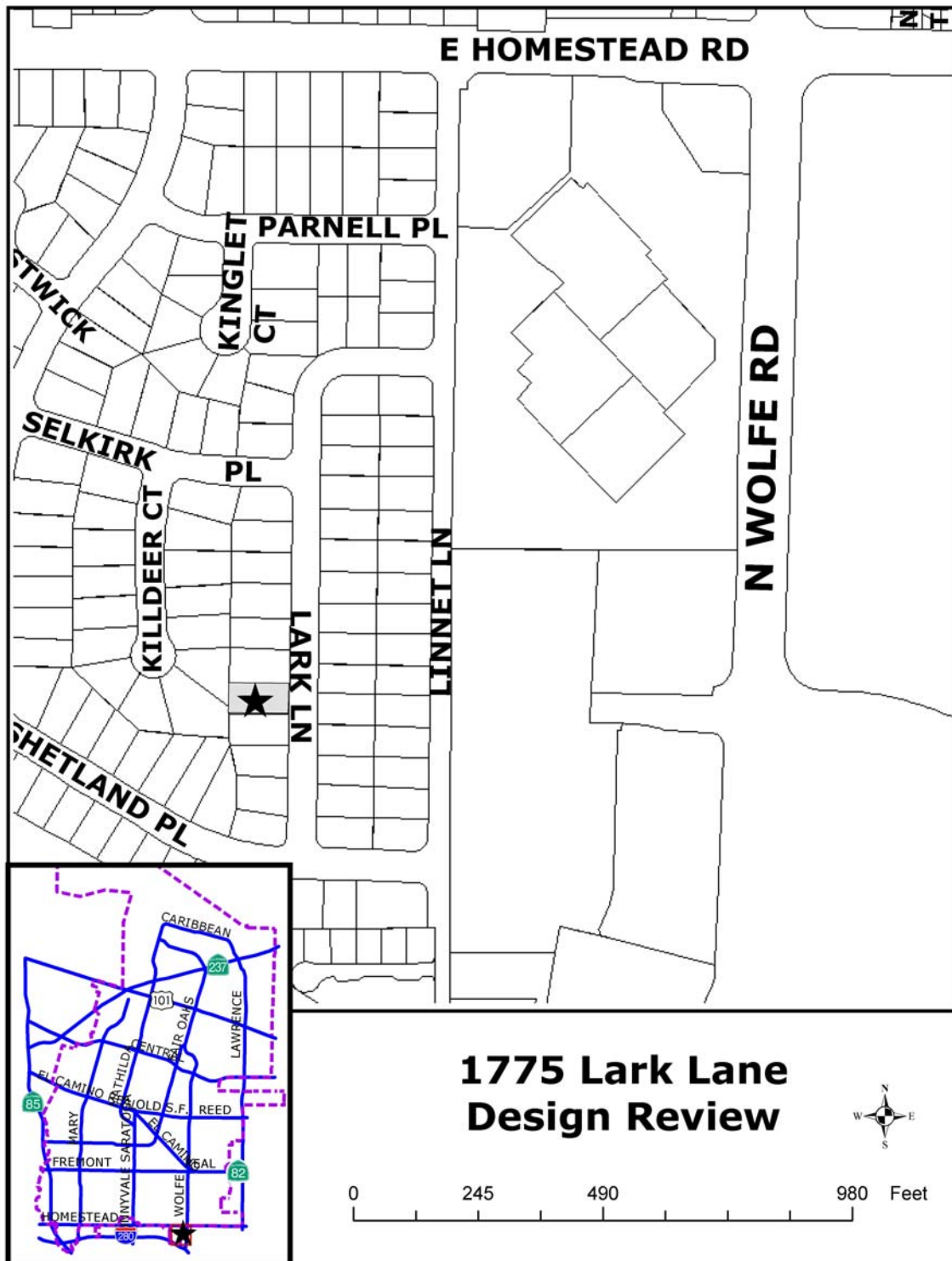
Surrounding Land Uses

North	Single-Family Residential
South	Single-Family Residential
East	Single-Family Residential
West	Single-Family Residential

Issues Neighborhood Compatibility

Environmental Status A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

Staff Recommendation Approve with Conditions



PROJECT DATA TABLE

	<u>EXISTING</u>	<u>PROPOSED</u>	<u>REQUIRED/ PERMITTED</u>
General Plan	RLO	RLO	RLO
Zoning District	R-0	R-0	R-0
Lot Size (s.f.)	7,080	7,080	6,000 min.
Lot Width (ft.)	60	60	57 min.
Gross Floor Area (s.f.)	2,260	3,364	NA
Lot Coverage (%)	22%	37%	40% max.
Floor Area Ratio (FAR)	31%	47%	45% without PC Review
No. of Buildings On-Site	1	1	---
Building Height (ft.)	20'5"	20'5"	30 feet max.
No. of Stories	2	2	2 max.
Setbacks (facing prop.)			
• Front (ft.)	20'	20'	20 min.
• Front 2nd Story	0	28'	25 min.
• Left Side 1st Story (ft.)	7'3"	7'3"	4 min.
• Right Side 1st Story (ft.)	5'10"	5'10"	8 min. (Total 12)
• Left Side 2nd Story (ft.)	29'	29'	11 min.
• Right Side 2nd Story (ft.)	5'10"	5'10"	7 min. (Total 18)
• Rear 2nd Story	35	35	20 min.
• Rear Encroachment (%)	0	0	25% max.
Parking			
• Total No. of Spaces	4	4	4 min.

ANALYSIS

Background

Previous Actions on the Site: There have been no previous planning actions on the subject site.

Description of Proposed Project

The applicant is proposing to add an additional 1,100 square feet on the ground level of an existing two-story home. The modifications include removing the existing front porch to push out the front wall to add a new room and additional square footage in the rear of the home for expansion of a bedroom and family room. The resulting project has a lot coverage of 37% and overall FAR of 47%.

Environmental Review

A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions. Class 1 Categorical Exemptions include minor additions to existing facilities.

Design Review

Use: The site is currently developed as a two-story single-family residence. The existing home is a traditional L-shaped ranch style home with a second-story component above the garage. The proposed expansion is located only on the ground floor, the square footage and appearance of the second story is not proposed to change.

Site Layout:

The site is dimensionally a typical lot for Lark Lane with its rectangular shape and approximate 7,000 square feet lot area. The tracts of development on adjacent streets are more varied in size and orientation due to the curvilinear development pattern. The current home is centered on the property laterally with an expansive rear yard setback. There are no significant trees on site.

Architecture:

Neighborhood

The existing home is a traditional L-shaped ranch style home with a small second-story component typical of many neighborhoods in Sunnyvale. The Lark Lane neighborhood is primarily a two-story home neighborhood with

variations on the style of the subject homes. The homes were originally developed as two-story in the early 1960s. The houses are generally in good condition and have maintained their original building materials for siding, roof, and detailing.

Subject Design

The proposed home maintains the orientation of its existing two-story design and has proposed additions only on the first floor. The roof maintains its side gabled form for the first floor and the hipped roof on the second story component. The materials of the proposed home are consistent with the existing design by maintaining the primarily stucco facades with the use of a brick wainscoting as an accent detail on the front façade. Although the design calls for the removal of the porch element and remodeling of the front entry, the proposed changes are positive elements of the design and maintain the forward entry pattern that is consistent with the neighborhood. The existing porch is not a strong design element that warrants retention in this design proposal.

Parking

The proposed development complies with minimum parking requirements of 2 covered and 2 driveway spaces. The project complies with minimum garage area requirements.

Compliance with Development Standards

The development does not have any non-conforming conditions or propose any variances. The R-0 Zone does not restrict the Floor Area Ratio (FAR) for a home, but instead utilizes FAR as a threshold that triggers Planning Commission review for homes over 45%. The proposed 47% FAR is, therefore, in conformance with R-0 development standards upon approval of the design review by the Planning Commission.

Expected Impact on the Surroundings

The addition of a ground level floor area to an existing structure should not have an impact on adjacent properties. The design has incorporated features to provide visual interest and maintains the entry pattern of the neighborhood. The design should be a positive contribution to the neighborhood in terms of single family design techniques.

Findings, General Plan Goals and Conditions of Approval

Staff was able to make the required Findings for the Design Review. Findings for Design Reviews of greater than 45% are the same as those for less than 45%, needing to meet the goals of the Single Family Design Techniques.

- Findings and Design Techniques are located in Attachment 1.
- Conditions of Approval are located in Attachment 2.

Public Contact

Notice of Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none">• Published in the <i>Sun</i> newspaper• Mailed to 8 adjacent property owners of the project site	<ul style="list-style-type: none">• Posted on the City of Sunnyvale's Website• Provided at the Reference Section of the City of Sunnyvale's Public Library	<ul style="list-style-type: none">• Posted on the City's official notice bulletin board• City of Sunnyvale's Website• Recorded for SunDial

Staff has received not comments concerning the applicant's proposed home design.

Alternatives

1. Approve the Design Review with attached conditions.
2. Approve the Design Review with modified conditions.
3. Deny the Design Review.

Recommendation

Alternative 1

Prepared by:

Kelly Diekmann
Project Planner

Reviewed by:

Fred Bell
Principal Planner

Reviewed by:

Trudi Ryan
Planning Officer

Attachments:

1. Findings
2. Conditions of Approval
3. Site and Architectural Plans
4. Colors
5. Existing Home

Recommended Findings – Design Review

The proposed project is desirable in that the project's design and architecture conforms with the policies and principles of the Single Family Home Design Techniques.

Basic Design Principle	Comments
<i>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</i>	Development removes a nondescript porch feature but maintains the front entry pattern of the neighborhood with a modest scale covered entry.
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	Project is a one-story addition to a two-story home and is within the development standards of setbacks and lot coverage.
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The one-story additions in the front and rear do not represent privacy issues that need to be addressed through design features. No comments have been received about the project.
<i>2.2.4 Minimize the visual impacts of parking.</i>	Parking is provided per the code standard of 4 spaces, including a two-car garage.
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	No front yard landscaping is proposed to be modified.
<i>2.2.6 Use high quality materials and craftsmanship</i>	Project will utilize high quality composition roof materials and stucco exterior. A detailed recycled brick wainscoting is present along the front facade
<i>2.2.7 Preserve mature landscaping</i>	No significant landscaping exists on site.

The project's design and architecture meets the requirements of the *Single Family Design Techniques*. The overall height and roof type, design features, orientation, and quality materials are consistent with both two-story and one-story home designs of the neighborhood.

Recommended Conditions of Approval

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances and Resolutions, the Permittee expressly accepts and agrees to comply with the following Conditions of Approval:

1. The one-year expiration date of the Design Review shall be measured from the date of the approval by the final review authority at a public hearing if the approval is not exercised.
2. The Conditions of Approval shall be reproduced on one page of the plans submitted for a building permit for this project.
3. This project must be in substantial conformance with the approved plans. Any major site and architectural plan modifications shall be treated as an amendment of the original approval and shall be subject to approval at a public hearing except that minor changes of the approved plans may be approved at the staff level by the Director of Community Development.
4. The composition roof material shall be at a minimum quality level of a 40-year warranty.
5. Obtain building permits.

Proposed Color Scheme:

Brick Wainscot: Recycled Brick



Main Color: Keystone
(Body of home, garage door)

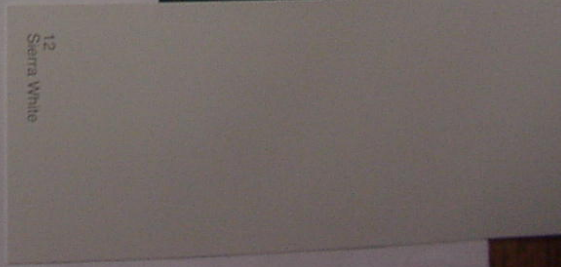
186
Keystone

Accent Color: Arabian Night
(Shutters, Front Door)



Trim Color: Sierra White
(Gutters, Eaves, Trim)

12
Sierra White





McLaughlin Residence: Existing

1775 Lark Lane